

REAL ESTATE NEWS, NOTES AND COMMENT

Light Trading Feature of Day
—Arthur Sachs Plans Home at 42 East 69th St.

2 PASSAIC MILLS IN DEAL

Big Harlem Flats Change Hands—Activity in Dwelling House Market.

Arthur Sachs will erect a handsome private residence for his own occupancy at 42 and 44 East Sixty-ninth street, between Fifth and Madison avenues. According to plans filed yesterday by C. P. H. Gilbert, architect, the exterior will be of gray limestone, four stories high, with a mansard roof. The faade will be of Gothic design in rather severe treatment. The house will have a front of two-hundred feet and a depth of eighty-two feet. A court eleven feet wide has been arranged on the easterly side of the property for purposes of obtaining light and air. The old buildings formerly occupying the site have been demolished and excavation for the foundation of the Sachs home will begin at once. The contract has been awarded and the work is to be completed this fall.

MILL DEALS IN PASSAIC.

A deed filed yesterday in the office of John R. Morris, Register for Passaic County, New Jersey, revealed one of the largest sales ever made in Passaic this year, covering the transfer of the Harmon Mill and the Industry Mill, three-story brick factories in Van Houten street, near the Passaic River raceway.

The Paterson Savings Institution sold the properties to Bernard Gruber of 125 Casselton, Paterson, who is engaged in the silk ribbon manufacturing business in that city.

While the price paid is withheld, the revenue stamps attached to the deed would indicate the amount involved to be between two factors for many years past silk mills. Mr. Gruber made no announcement with regard to his intentions as to what use the newly acquired properties will be put, but it is likely that he will transfer his plant to one of the mills and lease the other.

TWO HARLEM FLATS SOLD.

Harlem transactions were marked yesterday by the sale of two large tenement houses. One at 331 and 333 East 188th street was sold by Francesco Aiello to M. Flume. The house is six stories high and occupies a plot of 50x100. The seller has owned the structure since 1915.

The other sale was 40 and 42 East 118th street, a six story structure plot, 150x100, adjoining the southwest corner of Madison avenue, which was transferred by Herman Forman to an investor. Mr. Forman has held the property since May, 1916.

BROWN SELLS 32 E. 65TH ST.

Frederick Brown resold at a profit yesterday the four story dwelling and addition at 32 East 65th street, which he bought last January from Martha C. Elsing. The property is at the corner of Madison avenue and occupies a plot 20x100. It was held at \$25,000. The purchaser was a client of the Douglas Robinson, Charles S. Brown Company.

TWO GAY WEST SIDE LEASES.

The entire building at Eleventh avenue and West Fifty-fourth street was leased yesterday by Cross & Brown to the Dert Motor Car Company for a long term of years. Cross & Brown also subleased the entire building at 236 West Fifty-fourth street to George W. Copp & Co. for long term.

SELLS MORTIMER PROPERTY.

The old Mortimer property, consisting of a five story office building at 68 Nassau street, was resold by the City Realty Corporation, Robert E. Dowling president, through William A. White & Sons. The transaction is reported to have involved about \$1,000,000. In addition the brokers have leased for the new owner for a twenty-one year term to a concern, which will make alterations.

The building is on a plot 52x100x2½ irregular, and was acquired from the Mortimer estate last November by the City Realty Company, which will now bring the Mortimer building up to date. New streets. This was subsequently resold to the Stock Exchange at a handsome profit for Mr. Dowling.

BUYS 356 WEST 29TH STREET.

For the first time since 1865 the property consisting of a four story dwelling at 356 West Twenty-ninth street changed hands yesterday. It was sold by the George W. Clegg & Son Company to a client for occupancy. The buyer is a man named Alfred L. Wardell, a real estate operator. It is on a plot 21x100, and was an all cash transaction. Everett, Clarke & Benedict represented the seller. Arnold & Levy acted for the purchaser.

27 WEST 62D STREET SOLD.

Douglas L. Elliman & Co. Inc. have sold for William Proctor the five story remodeled American basement dwelling at 27 West Sixty-second street to a client for occupancy. The buyer is a man named Alfred L. Wardell, a real estate operator. It is on a plot 21x100, and is in a section just west of Fifth avenue largely restricted to private residences. It was held at \$60,000.

BUYS NEW JERSEY ACREAGE.

George G. Reiter of Chicago sold to the George W. Clegg & Son Company two plots in the Nepperhan Heights section of Yonkers to Frank E. Norton. S. Walstrum-Gordon & Forman sold for Samuel A. Dunn to New York City for a sum of \$14,000. The Ackerman homestead at "Lyde Park," Scotch Plains, comprising four acres, was purchased by J. S. Sheldon for \$15,000.

Among the largest purchasers were J. S. Sheldon, who bought eighteen parcels for a total of \$32,450, and the Consolidated Corporation, who purchased four plots for a total of \$14,000. Among the other buyers were John Welch, F. M. Maher, John T. McLean, Phillip Bronner, Mary M. Winkler, James E. Warner, J. F. Greer, J. Albie Wallin, Joseph Chapman, Michael Webster and Ted Clegg.

After the sale Mr. Day again emphasized the vast improvement in the market in every section of New York city and outlying districts since the auction sale of the James Gordon Bennett estate on Valentine's Day. The diamond Jim's Brady estate in Brooklyn and the Frances Lord estate in The Bronx.

OTHER SALES IN MANHATTAN.

Shampan & Shampans, architects, have sold plans for a four story apartment house to be erected on a plot 20x100, south of Lincoln place, 187.6 west of Franklin avenue, Brooklyn, for Perfect Building Construction Company. The building has been built by Paul & Mackin, local real estate agents, who offer space for three six rooms and bath houses, bungalows, on plot 33x46.8, with room for garages and driveway. The structure was bought from the Government and the Corporation plan of construction was followed. The greatest space and comfort is combined with lowest cost, making them ideal for shipyard workers, sailors and those with modest taste and incomes.

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WEST TWENTY-NINTH STREET.—The Royal Atlantic Realty Corporation sold to Harry Cohen the northwest corner of Madison avenue and Seventy-fifth street, 27x84, two four story dwellings.

WEST TWENTY-SECOND STREET.—The E. R. A. Real Company, Daniel H. Jackson president, sold to Samuel Sergeant, 67 West Ninety-second street, three story dwelling, 20x100, Leitner, Bremer & Starr were the brokers.

EAST EIGHTY-SEVENTH STREET.— Frederick Oppenheimer sold to Louise Horstman the five story frame house at 444 East Eighty-seventh street, 25x100.

Carpenter & Ladd were the brokers in the recently reported sale of 247 Central Park West to George F. Beatty.

SELLS 330 MANHATTAN AVE.

The three story and basement private dwelling at 330 Manhattan avenue was sold for \$10,000 to the Otto Steindler & Hirsch, attorney, at 210 Madison street, a seven story building, 30x90, containing the southwest corner of Eighth avenue.

EAST EIGHTY-SECOND STREET.—Pease & Elliman sold for the 1947 Fifth Avenue Company (estate of Benjamin Sturges) 6 East Eighty-second street, a four story dwelling, 21x82. West 142d street to Henry Gallagher, the tenant.

WEST TWENTY-NINTH STREET.—Beinlein & Co. sold to the Hiller Building and Land Company 252 to 256 West Twenty-ninth street, a seven story building, 30x90, containing the southwest corner of Eighth avenue.

EAST EIGHTY-SECOND STREET.—Kurt & Uren sold the three story family house at 200 Madison avenue, 21x82, to Dr. Ernest T. Bowes, 122d street, a six story building, 21x82, containing the southwest corner of Eighth avenue.

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